



7 Richmond Street • P.O. Box 601 • Painesville, Ohio 44077 • 440.352.9301 • www.painesville.com

December 16, 2016

Matthew Didier
U.S. EPA Region 5 Headquarters
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, Illinois 60604-3507

Re: FY2017 USEPA Brownfields Hazardous Substances and Petroleum Products Assessment
Grant Proposal, City of Painesville, Ohio

Dear Mr. Didier:

The City of Painesville, Ohio is submitting the enclosed application for a U.S. EPA Community-Wide Brownfield Assessment Grant in the amount of \$300,000 - \$200,000 for hazardous substances and \$100,000 for petroleum products. Painesville is a city with a rich industrial history and many positive attributes, while at the same time facing extraordinary socio-economic challenges. We have the strategic foundation to put the plan into action, a highly capable team, and a track record of leveraging successful brownfield projects. With EPA's support, we will further our plan to revitalize the Northern Railroad Corridor and the Downtown District, and address the city's challenges by facilitating new investment.

In the mid-1800s, Painesville was the largest community between Cleveland, Ohio, and Erie, Pennsylvania. Two railroad lines that passed through the community spurred growth and by the late 1800s, Painesville was a booming economic center with several manufacturing businesses. Throughout the 1900s, the area along these two railroad lines was increasingly developed with manufacturing companies and the residential neighborhoods that provided their workforces, while the downtown core was developed with commercial businesses and Lake East Hospital. Over the last two decades, many of these manufacturing companies and commercial businesses ceased operations or moved, leaving a legacy of brownfields. Since 2009, the City has lost over 1,300 jobs with the closure of Core Systems Manufacturing and the move of Lake East Hospital to another community. Vacant and abandoned brownfield sites litter the City, particularly along the two railroad lines that spurred Painesville's growth in the late 1800s. Because of the concentration of brownfields blighting the City's most impoverished, underserved urban neighborhoods in the Northern Railroad Corridor and the Downtown District, these areas were chosen as the target areas for this grant project.

Painesville received EPA Brownfields Grants in 2008 and 2014, but the 2008 funds have been expended and the 2014 funds will be expended by mid-2017. The City needs additional funding to continue assessing the brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. The City will use this grant to transition industrial brownfields to high-tech light industrial use in the Northern Railroad Corridor and Downtown District to create jobs for the impoverished residents in those neighborhoods and help eradicate blight. Brownfields in the north portion of the Downtown District will be transitioned to mixed-use opportunities to create entertainment and dining venues, bring residents to the urban core, and help achieve a primary Comprehensive Plan objective of creating a vibrant, active downtown community.

Painesville has a plan to address brownfield issues, and we are tackling the environmental legacy of our industrial history in order to continue revitalizing our neighborhoods to the benefit of our residents and businesses. The City's economic development team and our partners have repeatedly demonstrated our ability to leverage and manage successful brownfield redevelopment projects. The Brownfield Assessment Grant will provide a powerful tool to offset the technical, financial, and timing challenges that often cause businesses and developers to overlook the city in favor of sprawl.

The following applicant information is provided as specified in the Grant Guidelines:

- a. **Applicant Identification:** City of Painesville, 7 Richmond Street P.O. Box 601, Painesville, Ohio 44077; Phone: (440) 352-9301.
- b. **Funding Requested:**
 - (i) Grant type: Assessment
 - (ii) Assessment Grant Type: Community-wide
 - (iii) Amount: \$300,000
 - (iv) Contamination: \$200,000 Hazardous Substance and \$100,000 Petroleum
- c. **Location:** City of Painesville, Ohio
- d. Not Applicable - Not a site-specific proposal
- e. **Contacts:**
 - (i) **Project Director:** Ms. Cathy Bieterman, Economic Development Coordinator
City of Painesville, Office of Economic Development
7 Richmond Street, Painesville, Ohio 44077
Phone: (440) 392-5795, email: cbieterman@painesville.com
 - (ii) **Chief Executive:** Monica Irelan, City Manager
7 Richmond Street, Painesville, Ohio 44077
Phone: (440)392-5800, email: citymgr@painesville.com
- f. **Population:**
 - i 19,689
 - ii Not applicable
 - iii Painesville is not located in a county experiencing persistent poverty.
- g. **Regional Priorities/Other Factors:** The Regional Priority Form/Other Factors Checklist is attached.
- h. **Letter from State Environmental Authority:** Letters from the Ohio EPA and Bureau of Underground Storage Tank Regulations (BUSTR) are attached.

Very truly yours,


Monica Irelan
City Manager

Attachments: Regional Priority Form/Other Factors checklist
Letters from Ohio EPA and BUSTR

	Northern Railroad Corridor ¹	Downtown District ¹	City of Painesville	Lake County	Ohio	National
Population	4,366	6,789	19,689	229,602	11,560,380	314,107,084
Unemployment %	11.5	11.5	9.4	7.2	9.2	9.2
Poverty %	27.2	28.2	26.1	9.2	15.9	15.6
Minority %	34.2	20.9	26.0	7.3	17.4	26.2
Hispanic %	36.5	30.0	25.0	3.7	3.3	16.9
Median Household Income \$	30,475	32,864	33,770	56,809	48,849	53,482
Children %	10.7	8.0	7.9	5.2	6.1	6.5
Women, child-bearing age %	27.9	30.0	29.3	25.4	26.5	25.8

¹Northern Railroad Corridor comprised located in Census Tract 2042 and Downtown District located in Census Tract 2044 and 2045.
Data from 2014 American Community Survey and is available at <http://factfinder2.census.gov>.
% Children includes population less than 5 years old; % Women, child-bearing age includes women aged 15 to 54.

1.a.iii. Brownfields and Their Impacts. The City has already compiled an inventory of brownfield sites that are vacant or underutilized and need to be redeveloped. The City identified over 85 potential brownfields (auto repair shops, machine shops, dry cleaners, manufacturing plants, junkyards, gas stations, bulk oil facilities) through review of historical maps, interviews with community members, and site reconnaissance. According to the Ohio Bureau of Underground Storage Tank Regulations (BUSTR), over 110 leaking UST sites exist within the City. The City has identified five priority brownfields within the targeted areas that will be the focus for Assessment Grant funds. These sites were identified based on known or suspected contamination, proximity to sensitive populations, and high redevelopment potential. Based on their use history, these sites likely are contaminated with volatile organic compounds (VOCs), chlorinated solvents, polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and metals. The buildings on the sites likely contain asbestos in building materials and lead-based paint.

The **STP Products** site is approximately eight acres occupied by an approximately 100,000 ft² industrial building. It is located in the Northern Railroad Corridor, across the street from a homeless shelter and adjacent to a residential neighborhood with a high percentage of minorities (36.5% Hispanic) and young children (10.7%). The site has been occupied by a chemical mixing company since the 1950s and may be contaminated with VOCs, PAHs, and metals. Some chemical silos that are in dilapidated condition are also located on the site, creating blight and a safety hazard. The City will lose 87 jobs and gain another brownfield after this firm's announced departure from the City in March 2017.

The **Richmond Street Triangle** site is also located in the Northern Railroad Corridor. This approximately 38-acre site was formerly used as a staging site for railroad cars and repair equipment. It may be contaminated with VOCs, PAHs, and metals. This site is adjacent to the Grand River, and within 300 feet of a residential neighborhood with a high percentage of minorities (36.5% Hispanic) and young children (10.7%).

The **265 North State Street** site is located in the Downtown District, across the street from a school and a church, and within 200 feet of a daycare facility. It was a former gas station and auto repair shop and has been vacant since 2004 when the last occupant closed, eliminating ten jobs. City officials believe three gasoline tanks and associated soil and groundwater contamination and vapor migration risks are present on the property, posing imminent threats to the neighboring vulnerable and disadvantaged populations.

The **91 Elevator Avenue** site is located along the railroad tracks in the Downtown District. This site is across the street from an impoverished residential neighborhood (28.2% poverty rate) with a high percentage of women of child-bearing age (30%). An approximately 20,000 ft² building is located on this 1.7-acre site. In the 1930s through the 1970s the property was used as a feed mill and may have also served as a gas station. From the late 1900s until 2006, the site was occupied by various businesses for warehouse and machine shop space. It has been vacant since 2006 and City officials believe it may be contaminated with VOCs, PAHs, and metals and that building materials likely contain asbestos and lead-based paint, posing a health and safety threat to the neighboring sensitive populations.

The 3.5-acre **Bruce Transporters** site is located in the Downtown District next to a church and adjacent to an impoverished residential neighborhood (28.2% poverty rate) with a high percentage of women of child-bearing age (30%). The custom trailer manufacturing business occupying this site has announced it will leave the City in 2017, taking 50 jobs with it and leaving a brownfield behind. The site has been home to various manufacturers and machine shops since the 1970s. With its long history of industrial use, it is likely contaminated with VOCs, chlorinated solvents, PAHs, and metals that present a health risk to the nearby disadvantaged and sensitive population.

The **State and Washington** site is located in the Downtown District within 300 feet of the Grand River and 400 feet of an impoverished residential neighborhood (28.2% poverty rate) with a high

percentage of women of child-bearing age (30%). Four commercial buildings that are vacant or underutilized are also located on the site. Historical maps depict machine shops, a printing facility, auto repair shops, a movie theater, and storefronts on this site in the 1920s through 1930s. The soil and groundwater at this site may be contaminated with VOCs, PAHs, and metals posing a risk to the nearby sensitive population and to the ecological health of the Grant River.

1.b. Welfare, Environmental and Public Health Impacts

1.b.i. Welfare Impacts. As operations at industrial facilities along the railroad ceased and downtown buildings were vacated, blight has become prevalent in the targeted areas. The vacant properties are magnets for vandalism, theft, and drug activity, compromising the safety of nearby residents. In Census Tract 2045 of the Downtown District, where brownfield lob and income losses are high, 18% of the housing units are vacant, versus 7.3% for Lake County (*2014 American Community Survey, 5-Year Estimates*). The cumulative impact of brownfields on sensitive populations is exacerbated by lack of nutritious food, transportation, and health insurance. More than 80% of Painesville's students received free or reduced lunches in the 2015-2016 school year (Ohio Department of Education) because their jobless/low-income households can't afford sufficient food. The United States Department of Agriculture's Food Access Research Atlas indicates that Census Tract 2042, in which the Northern Railroad Corridor is located, is a low-income "food desert" where a large number of residents live more than 1 mile from the nearest supermarket. In Census Tract 2045 of the Downtown District, 27.7% of households have no vehicle available, which is much higher than the 17% rate for the City and nearly five times Lake County's rate of 5.8% (*2014 American Community Survey, 5-year Estimates*). No vehicle typically equates to no job and no access to quality food and other amenities. In addition, 18.2% of the City's population is uninsured versus the National rate of 14.2% (*2014 American Community Survey, 5-year Estimates*). In Census Tract 2045 of the Downtown District 33.6% of the population is uninsured, which typically results in poorer health and higher community health costs.

1.b.ii. Cumulative Environmental Issues. The EPA's AirData County Emissions Report for 2011 indicates that the large industrial plants in the City, area landfills, and vehicle traffic on State Route 2 have historically contributed millions of pounds of air pollutants. Now that many of these plants are closed and have become brownfields, emissions may be lower, but residents living near these sources have already been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation, particulate ingestion, and vapor intrusion pathways. This represents an environmental justice concern for the City. According to the EPA's Environmental Justice Screening and Mapping Tool (EJSCREEN), Census Tract 2045 in the Downtown District, has the highest poverty rate in the City and also the 80th to 90th percentile for pre-1960 housing, which is likely to have lead-based painted surfaces.

Another environmental concern is the migration of contaminants from brownfields to the Grand River. Migration of contaminants through storm water and and/or groundwater from the City's brownfields, including the **State and Washington** site, a priority brownfield located within 300 feet of the river, presents a threat to water quality, sediments, and aquatic life. According to the Ohio Environmental Protection Agency (Ohio EPA), the Grand River is one of the few rivers in Ohio that supports self-sustaining, native populations of walleye and muskellunge, both highly valued sport fish. Migration of contaminants to the river also presents an exposure risk to residents who use the waterway for fishing and recreation.

1.b.iii. Cumulative Public Health Impacts. The priority sites, which adjoin or are near impoverished residential neighborhoods, schools, and/or parks, negatively impact sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Lung and bronchus cancer incidence rate (cases per 100,000 population per year) for the Downtown District (≥ 105.6) exceeds the rate for the remainder of the City (71.2 to 105.6), Lake County (74.0), the state of

Ohio (75.0), and the U.S. (63.9) (*Ohio Cancer Incidence Surveillance System – 2008*). According to the Center for Disease Control, Behavioral Risk Factor Surveillance System (2006), the estimated prevalence of children with reported asthma for Lake County is 14.9%, compared to 13.3% for the State and 9.3% for the nation. The asthma prevalence rate for Hispanic adults in Ohio is 17% versus that for white adults (9%) and the prevalence rate for Hispanic children in Ohio is 12.6% versus 8% for white children (*National Center for Environmental Health, Asthma in Ohio, 2008*). Asthma prevalence rates for the City of Painesville are not available. The Ohio Department of Health (ODH) compiles data for incidence of chronic lower respiratory diseases (formerly known as chronic obstructive pulmonary disease). The Hispanic population of the target areas are 36.5% and 30% versus only 3.7% for Lake County and 3.3% for Ohio. According to ODH published data for 2004 – 2006, 5.8% of deaths caused by chronic illnesses in Lake County were attributed to chronic lower respiratory diseases. This is in contrast to the rates for Ohio (4.2%) and the U.S. (4.6%). These numbers demonstrate 1) the breadth of health concerns across Painesville's population, and 2) a disproportionate impact from pollution on Hispanic and low-income residents in the City, especially in the Northern Railroad Corridor and the Downtown District.

1.c. Financial Need

1.c.i. Economic Conditions. The City's primary financial concern is the decrease in quality employment opportunities, which is disproportionately impacting low income residents in the Northern Railroad Corridor and Downtown District target areas. Since 2009, the City lost at least 1,300 jobs with the move of Lake West Hospital from downtown Painesville (located in the Downtown District) to another community and the closing of Core Systems Manufacturing in the Northern Railroad Corridor. The loss of the hospital also resulted in decreased income for many of the nearby downtown businesses, further depleting the municipal income tax base. Approximately 250 jobs will be eliminated in 2017 when three more businesses cease operations. According to the Painesville Finance Manager, a 13% drop in municipal income taxes has resulted in a loss of about \$1.1 million annually.

Other economic factors further limit Painesville's ability to draw on other resources for assessment of brownfields. According to Painesville's Finance Manager, these factors include the following:

- Ohio's Local Government Fund contribution (a form of state revenue sharing to local governments) has declined over 57% since 2010.
- The elimination of the Ohio Estate Tax erased up to \$400,000 from the City's annual operating budget.
- The City has reduced its staff by 12 % since 2010, and those that remain have had several years of pay reductions and/or frozen salaries.
- The elimination of Ohio's Clean Ohio brownfield programs has forced the City to lean more heavily on EPA Brownfields programs for support.

The reduction in revenue means that the City needs to use the funds they have for basic services and doesn't have the funds needed to assess brownfield sites. Painesville previously successfully demonstrated economic need for EPA Assessment Grant funds, but those funds have been expended, and the priority sites and target areas remain to be addressed. The City needs additional funding to continue assessing the brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of the priority brownfields in the targeted communities will spur economic growth by removing blight, increasing property values, providing impoverished residents with much needed employment opportunities, and increase the City's income tax base.

1.c.ii. Economic Effects of Brownfields. As manufacturing businesses and the hospital closed, residents in the Northern Railroad Corridor and Downtown District lost their jobs. Many of these workers lived in the surrounding low-income neighborhoods and, without personal vehicles, were dependent on jobs where they could walk, bike, or use local public transportation to get to work. In the neighborhoods in the Downtown District, more than 19% of households have no personal vehicle so when they lost their local jobs, they didn't have the transportation available to find new jobs (*2014 American Community Survey 5-Year Estimates*). As factories and supporting businesses shut their doors, vacant, dilapidated sites multiplied creating blight and decreasing property values. With the lost income, workers in the surrounding neighborhoods lost their homes, and vacant housing added to the blight. These vacant properties are at a greater risk of vandalism and fire than occupied properties and strain the resources of the City's fire and police forces.

2. Project Description and Feasibility of Success

2.a. Project Description, Timing and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans. In 2005, the City convened a group of business and community leaders to spearhead a community-wide effort to create a Comprehensive Plan with a targeted approach to smart growth and creation of a truly livable community. Today that plan is still in action. Public meetings, online and paper surveys, interviews with residents, and discussion forums were held; more than 500 engaged residents contributed to shaping Painesville's vision for the future. Using this targeted approach to smart growth, Painesville identified the two targeted areas for this grant project, the Northern Railroad Corridor and the Downtown District.

City officials intend to demolish the structurally unsound chemical silos at the **STP Products** site, assess, and cleanup the site so they can market the property with the existing main building to light industrial firms. This site already has utilities, roadway access, and railroad access so the City will reuse that infrastructure. City officials plan to redevelop the **Richmond Street Triangle** site into a mixed use office and light industrial development. These redevelopment plans support the Livability Principles of increasing economic competitiveness by bringing jobs to the community and increasing the City's income tax base.

The City plans to redevelop the **265 North State Street** site into a Hispanic community center and a commercial kitchen where culinary entrepreneurs can produce food products in a business incubator environment. This site already has a building, utilities, and roadway access that the City will reuse with the new development. The redevelopment plan for the **State and Washington** site consists of a mixed-use development with residential apartments, entertainment and dining venues, and retail shops. This will attract residents to the urban core and help achieve a primary Comprehensive Plan objective of creating a vibrant, active downtown community. The redevelopment plans for these two sites support the Livability Principles of supporting existing communities and valuing communities and neighborhoods.

After a site is deemed eligible by the EPA, the site will be assessed through performance of a Phase I ESA, Hazardous Materials Assessments (HMA), and/or a Phase II ESA. Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527) and, where appropriate, the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio Voluntary Action Program (VAP). The environmental consultant will design a Phase II ESA conforming with ASTM Standard E1903-97 and, where appropriate, the Ohio VAP and/or BUSTR Corrective Action Program rules to investigate areas of potential environmental impact. Site Assessment procedures will be instituted to ensure that the community is protected from contaminants during assessment work. Upon receipt of assessment results, the environmental consultant will work with the City, the potential developer, and community partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the

site. As appropriate, contaminated sites will be entered into the Ohio VAP, or BUSTR Program. The results of assessments will be disseminated to the community through public meetings and notification of community organizations. If health threats are identified, the Ohio Environmental Protection Agency (Ohio EPA) and the Lake County General Health District (LCGHD) will be notified.

Assessment data will be used to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine appropriate mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment activities. These assessments will support commercial/industrial redevelopments in areas with existing infrastructure, creating local jobs and amenities.

Program outputs and outcomes will be regularly entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database following HMAs, Phase I and II ESAs, and subsequent remediation, and/or redevelopment activities.

2.a.ii. Timing and Implementation. As done for previous assessment grant projects, the City's Economic Development Department (EDD), other supporting City staff, and a qualified environmental consultant (the project team) will lead the community-oriented Assessment Grant project to support revitalization. The EDD will be responsible for day-to-day grant operations, including procuring and managing all contractual services (e.g., environmental consultant), updating and maintaining the existing brownfields inventory; distributing information to and interacting with the community; prioritizing sites for assessment; tracking project progress and maintaining the ACRES database; and submitting required reports to the EPA.

The City has demonstrated the ability to successfully completing Assessment Grant projects within the grant period: it successfully expended all of the available 2008 Assessment Grant funds within three years and will expend the 2014 grant funds in approximately 2.5 years. The City will adhere to the following timeline to ensure the requested Assessment Grant funds are expended by the end of the 3-year cooperative agreement period.

(a.) Using a Qualifications-Based Selection Process that complies with federal procurement regulations (40 CFR §31.36), the City will retain a qualified environmental consultant to assist with grant management operations, perform the assessment work, and assist with required reporting. Within one month of award notification by USEPA, the City will prepare a request for proposal (RFP) and will review the RFP responses from environmental consultants. By September 1, 2017, the City will select an environmental consultant and enter into a contract, with approval from the City Manager. The selected consultant will have managed USEPA Assessment Grant projects, be familiar with all programmatic requirements and have extensive experience with, and an understanding of, the Ohio VAP and BUSTR programs. The City understands that a strong relationship with the qualified environmental consultant(s) is necessary to the success of USEPA grant projects.

(b) The priority brownfields were selected because of their location within the City's target areas, proximity to sensitive populations, their size, their derelict condition, and/or known or suspected contamination. As the grant project progresses, other priority sites, as well as high-risk and developable sites identified by community members and community organizations will be integrated into the project. Once a site has been identified, it will be added to the City's GIS system and brownfield site inventory. The City has developed a prioritization ranking system to assist in selecting additional sites for assessment based on the following: 1) sites where available information suggests an imminent threat to public welfare or the environment exists; 2) brownfields that when redeveloped will help the achieve the goals and objectives of the City's Comprehensive Plan; and, 3) brownfields that receive viable interest for redevelopment or are identified as high priorities by the communities of the target areas during implementation of the grant.

(c.) Site access will be obtained as follows: 1) for property transfers, a site access agreement will be required by the City from the current owner before assessment can begin, 2) for tax foreclosures, the City will work with the Lake County Auditor's Office and/or the Lake County Land Bank to obtain site access, 3) for lender foreclosures, the City will obtain an access agreement from the lender, and 4) for sites that present an imminent threat to public welfare or the environment, the City will use its nuisance abatement authority under the Ohio Revised Code, or work with the Ohio EPA to obtain site access.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions.

Task 1 - Programmatic Costs: The City will provide **in-kind**, labor resources and supplies associated with programmatic costs, including documenting the brownfields site selection process, coordinating and conducting operational meetings, preparing quarterly reports, and other activities associated with grant functions. The in-kind effort will consist of two hours per week for implementing programmatic activities, equaling an in-kind contribution of up to \$15,000 (300 hours at \$50/hour). The grant-funded programmatic costs of \$8,000 include \$2,500 in travel costs to send one staff person to an EPA Brownfields Conference and one other brownfields training opportunity. Contractual costs of \$5,500 (\$4,000 for the hazardous substances grant and \$1,500 for petroleum) associated with the Consultant helping prepare quarterly reports, entering site information in ACRES, tracking the grant budgets, and other activities associated with grant functions are also included in the programmatic cost budget. Outputs include continuing staff training, improved brownfields knowledge, quarterly reports, and ACRES updates.

Task 2 - Community & Stakeholder Outreach: Community outreach costs of \$9,000 are included. This includes contractual costs of \$3,000 and personnel costs of \$6,000 (\$50/hr. for 120 hours) for coordinating/conducting community involvement and outreach meetings. Effort beyond \$6,000 in personnel costs will be provided in-kind through additional labor and expenses (i.e. travel and supplies) needed to conduct environmental outreach meetings, draft press releases, update City websites as new information is generated, and other activities to complete the community outreach programs. Outputs include at least three public meetings and development of marketing documents that can be used to promote area brownfields and grant availability.

Task 3 - Site Inventory: Site inventory costs of \$7,500 are included. This includes \$4,500 in personnel costs (\$50/hour for 90 hours) for updating the City's GIS site with brownfield site information and meeting with owners of potential sites. The environmental consultant will assist in compiling the inventory list throughout the project at a cost of \$3,000 (\$2,000 hazardous substances grant and \$1,000 for petroleum grant). Output includes an updated site inventory.

Task 4 - Site Assessment: Over 87% of the budget will be used for site assessment. Contractual costs of \$175,500 (hazardous substances) and \$86,000 (petroleum) are included. Sites will be evaluated through performance of Hazardous Materials Assessments (HMA), Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527) and other ASTM standards and practices) and, when appropriate, the Ohio Voluntary Action Program (VAP) and or Ohio Bureau of Underground Storage Tank Regulations (BUSTR). The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether VAP/BUSTR compliance is required. The City estimates the average cost of Phase I ESAs will be \$4,000 and the average cost of HMAs will be \$6,000. The City estimates the average cost of Phase II ESAs will be \$27,000 for the hazardous substances grant and \$19,000 for the petroleum grant. The contractual costs include \$5,000 for completing a Quality Assurance Project Plan (QAPP) and updating it annually (\$3,000 for hazardous substances and \$2,000 for petroleum). Contractual costs also include preparing site eligibility determinations for EPA approval prior to conducting site assessment work on each site. The City estimates the average cost of site eligibility determinations will be \$500. The City anticipates outputs will include nine site eligibility determinations, nine Phase I ESAs, four HMAs, and four Phase II ESAs under the hazardous

substances grant and six site eligibility determinations, six Phase I ESAs and three Phase II ESAs under the petroleum grant.

Task 5 - Cleanup and Reuse Planning: The City will conduct cleanup/redevelopment planning in accordance with Ohio EPA or BUSTR programs where redevelopment is imminent. This may include preparation of cleanup plans, assessment of cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$8,000 for the hazardous substances grant, based on completing two cleanup and reuse plans at \$4,000 each, and \$6,000 for the petroleum grant, based on completing two cleanup and reuse plans at \$3,000 each. Outputs include two cleanup and reuse plans under each grant.

2.b.ii. Budget table.

Hazardous Substances Assessment Grant						
Budget Categories	Task 1 Programmatic Costs	Task 2 Community & Stakeholder Outreach	Task 3 Site Inventory	Task 4 Assessment	Task 5 Cleanup & Reuse Planning	Total
Personnel		\$4,000	\$3,000			\$7,000
Travel	\$1,500					\$1,500
Contractual	\$4,000	\$2,000	\$2,000	\$175,500	\$8,000	\$191,500
Sub-Total	\$5,500	\$6,000	\$5,000	\$175,500	\$8,000	\$200,000
Petroleum Assessment Grant						
Budget Categories	Task 1 Programmatic Costs	Task 2 Community & Stakeholder Outreach	Task 3 Site Inventory	Task 4 Assessment	Task 5 Cleanup & Reuse Planning	Total
Personnel		\$2,000	\$1,500			\$3,500
Travel	\$1,000					\$1,000
Contractual	\$1,500	\$1,000	\$1,000	\$86,000	\$6,000	\$95,500
Sub-Total	\$2,500	\$3,000	\$2,500	\$86,000	\$6,000	\$100,000
TOTALS	\$8,000	\$9,000	\$7,500	\$261,500	\$14,000	\$300,000

2.c. Ability to Leverage

The following table identifies local resources that the City will access to support assessment and subsequent cleanup and redevelopment activities.

Source	Resources Leveraged/Role of Resources	Estimated/Anticipated Value	Likelihood
City of Painesville	1) staff time for outreach and programmatic activities. 2) Meeting rooms, educational materials, equipment for outreach/workshop events. 3) Site access support (clearing of brush and debris, building access, etc.) to support Phase I and Phase II ESA activities.	\$15,000 Staff labor (300 hrs. at \$50/hr.) \$5,000 Other costs (meeting venue/equipment/supplies costs of \$500 per event, for ten events) \$5,000 (equipment/supplies and staff costs (at \$50/hr.) to aid in site access support.	100%

Source	Resources Leveraged/Role of Resources	Estimated/Anticipated Value	Likelihood
Lake Erie College	Student participation through the Biology Dept., Class 104 “Introduction to Environmental Science” and Class 225 “Environmental Management.” Students will participate in historical research, re-use planning, and community awareness.	Value dependent on number of students enrolled; expected to contribute at least 100 hours of effort per semester.	100% (support letter attached in Appendix A)

In the past 10 years, the City’s redevelopment efforts have leveraged over \$3.9 million to help create public and private investments on brownfields totaling over \$150 million. Painesville used \$3.7 million in Clean Ohio grant funds to assess and cleanup brownfield sites; these funds leveraged over \$17 million in private investment and created/retained over 65 new jobs. However, since the state eliminated the Clean Ohio Program, leveraging brownfield funds has become far more difficult for communities in Ohio, especially small ones like Painesville.

The City leveraged a \$2.5 million Clean Ohio Grant to conduct environmental cleanup of the former Lake East Hospital site located in the Downtown District. Over \$600,000 in private investment was secured to assist with the cleanup. The City’s 2008 EPA Assessment Grant funded the environmental assessment of the hospital. Cleanup activities were completed in 2013, and the City is finalizing plans for a mixed-use, residential and commercial development on the property. The City’s ability to leverage these funds aligns with the USEPA Region 5 Priority: Coordinated Funding for Brownfields.

The following funding sources may be used to supplement grant funds:

- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants
- Ohio Development Services Agency (ODSA) Tax Increment Financing (TIF): Funding for local governments to finance environmental remediation, demolition, and public infrastructure.
- OEPA Brownfield RLF: Loans for cleanup/remediation activities.
- ODSA Brownfield Program: Loans for assessment and cleanup activities. Grants available for cleanup planning.
- ODSA JobsOhio Revitalization Fund: Loans and grants for environmental remediation, demolition, building renovation, site preparation, and infrastructure.
- ODSA Abandoned Gas Station Cleanup Program: Grants for assessment and cleanup of abandoned gas stations that meet requirements.
- PLEDGE Linked Deposit Low-Interest Loan Program: City assists new businesses in the City with business loans up to 3% below the conventional loan rate with the program’s participating banks. Loans can be used for property or business acquisition, fixed assets, working capital, receivables financing, and environmental cleanup.
- Community Reinvestment Area Tax Incentive: City provides businesses with real property tax exemptions of up to 100% for 10 years on new buildings and renovation projects in four community reinvestment areas. Four of the priority sites are located within community reinvestment areas.
- Enterprise Zone Tax Incentive: Provides substantial tax reductions (up to 75%, up to 10 years) for industrial projects that create jobs in Lake County and invest in real and/or personal property.
- Ohio EPA Targeted Brownfield Assessment: Brownfields assessment activities at no cost to local governments.

3. Community Engagement and Partnerships

3.a. Engaging the Community

3.a.i. Community Involvement Plan. The City of Painesville has an established culture of community involvement. The development of the 2005 Comprehensive Plan is a prime example of Painesville's community participation. More than 500 engaged residents helped determine the community's vision through participation in public meetings, online and paper surveys, interviews, and discussion forums to collect ideas and develop detailed recommendations. Eighteen citizen volunteers served on the steering committee to incorporate the community input into the final Plan. The City uses this successful model to incorporate community involvement into past Assessment Grant programs and will apply it with residents in the Northern Railroad Corridor and the Downtown District during the proposed Assessment Grant project.

The Engagement Plan for involving the affected community will include three primary efforts: 1) notification of Grant award, and 2) a "kick-off" meeting and initial outreach, and 3) on-going education and communication. Painesville's residents rely on local newspapers, radio stations, and the City's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the Lake County News Herald, the Cleveland Plain Dealer, the Painesville Magazine, and the Speaking of Painesville Newsletter. The City will also place advertisements on local radio stations (WABQ – 14600 AM) and the local Public Access Television Station (Channel 12), to reach residents at every educational level and those without internet service.
- Notifying the key community-based organizations that will have an active role in the project. Several of the organizations that the City has partnered with will publish notification about the grant award on their websites and in their newsletters. Because 25% of Painesville's population is Hispanic (*2014 American Community Survey 5-Year Estimates*), the community-based organization, HOLA, will assist with translation services and notifying the Hispanic community.
- Posting notification of the award and EPA Brownfield Program information on the City's website, Facebook page, and Twitter feed in English and Spanish.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the key organizations, as well as community and environmental organizations, educational institutions, and the general public. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City's website, and Facebook page, and Speaking of Painesville newsletter.

Thirdly, the City will communicate progress to the community members by developing and hosting a brownfield workshop and by providing regular updates through media. The brownfield workshop will be developed in coordination with supporting City Departments and community partners. The Ohio EPA, BUSTR, and USEPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the progress of the City's Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.

3.a.ii. Communicating Progress. The City will also provide regular updates (at least semi-annually) the City's website and Facebook page on program progress, including projects completed and funds expended. Additionally, the City will continue to issue press releases about the grant project to local newspapers and community organizations.

If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The City and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Lake County General Health District will become a partner in community involvement and education. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the City will provide a final report to the community summarizing project.

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority. Throughout its decade-long focus on brownfields assessment redevelopment, the City established and maintained very effective and supportive relationships with the Ohio EPA, which runs the state Voluntary Action Program (VAP) and BUSTR, which is the state authority over regulated underground storage tank sites. The City will continue these partnerships and will work closely with the Ohio EPA and BUSTR to help ensure appropriate assessment and cleanup activities are conducted at brownfields. This project will be conducted in compliance with Ohio EPA and BUSTR guidance documents and Ohio EPA's VAP and/or BUSTR's Corrective Action Program where applicable. The City will work with the Ohio EPA and/or BUSTR staff for resolution of regulatory and procedural issues, interpretation of the rules and guidance documents, and technical guidance.

When contamination is discovered on brownfields, the cleanup criteria established under the Ohio VAP and/or BUSTR will be used to identify and address on-site health and environmental threats posed by contamination. If contamination discovered through assessment has the imminent potential to negatively impact the health of local populations, especially as related to off-site exposures, the Ohio EPA and/or BUSTR will be notified and brought in as a project partner with the City.

3.b.ii. Other Governmental Partnerships. The City will also rely on long-established relationships with other local and state partners to ensure success of the project. Locally, the City will partner with the Lake County General Health District (LCGHD). Several LCGHD programs, such as asbestos control, air monitoring, environmental nuisance complaints for commercial buildings (e.g. dangerous blight), and environmental health administration relate to the City's Brownfield program. The LCGHD has been actively involved in education/notification, testing, and monitoring related to radon, mold lead poisoning, and groundwater protection in the Target Areas. The expertise and experience of the LCGHD will be called upon to help assess off-site health threats posed by contamination; identify toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfield is confirmed.

The City will also be supported by the Lake County Office of Planning and Community Development (OPCD) and the Lake County Storm Water Management Department to ensure that sustainable and equitable development goals are met. The OPCD will support the City's brownfields program by providing guidance to optimize existing infrastructure and identify appropriate site re-uses in relation to the surrounding neighborhoods. The Storm Water Management Department will offer guidance on incorporation of storm water pollution prevention measures such as bioswales and rooftop rain gardens during brownfield redevelopment planning and will review storm water pollution prevention plans at sites where grading or construction occurs.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description and Role. The City identified the following organizations as project partners.

The Downtown Painesville Organization is a non-profit organization focused on revitalizing Painesville's historic core via the Ohio Main Street Program. The Downtown Painesville Organization will offer assistance in promoting opportunities to downtown businesses and organizations and provide site selection assistance.

Lake Metroparks formed in 1958, the park district is dedicated to conserving and preserving the natural resources of Lake County. The Lake Metroparks' Beatty Landing park and the Greenway Corridor are located adjacent to the Downtown District. The organization will be consulted on redevelopment and recreational opportunities, and will be invited to participate in brownfield workshops and community outreach events.

HOLA is a grassroots organization focusing on Latino community outreach, advocacy, and organizing. The organization will update the local Hispanic community about the assessment grant project through their monthly meetings and newsletter and will provide bilingual language support.

The Ohio State University Extension (OSU Extension) offers education in horticulture, family and consumer sciences, nutrition, 4H youth development, and Great Lakes education. The organization will be consulted on the appropriate re-use of landscaping and site materials to enhance sustainability as it has during past projects with the City.

The Eastern Lake County Chamber of Commerce is a long-standing business organization that represents more than 680 members in the Painesville area. It will help match its growing business members and entrepreneurs with redevelopment opportunities in Painesville and will disseminate assessment grant project information to its members.

3.c.ii. Letters of Commitment. The organizations' letters of commitment are included in Attachment B.

3.d. Partnerships with Workforce Development Programs

Currently there is no EPA Environmental Workforce Development/Job Training program or other relevant training program in the Painesville area. However, the City actively promotes local hiring of workers by posting positions on their website and partnering with The Job Network, a one-stop employment system for Lake County offered through the Ohio Department of Job & Family Services (JFS). The JFS office in Painesville offers on-site recruiting at employers' facilities, pre-screening of applicants customized to the employer's needs, and staff assistance with the recruiting and hiring process. Through the City's partnership with Lake Erie College, Environmental Science program students will be exposed to opportunities in brownfields assessment, cleanup, and/or redevelopment by assisting with historical research and helping during community awareness events. During the City's Brownfields Workshop, community members will be made aware of employment opportunities that will become available as a result of brownfields redevelopment projects.

4. Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits

Brownfields pose a threat to residents by allowing uncontrolled access to contaminated sites and buildings containing hazardous materials. Consistent with Painesville's brownfield program goals and its Comprehensive Plan, the Assessment Grant will support characterizing threats brownfields sites pose to human health and the environment in the target areas (Northern Railroad Corridor and Downtown District). Following assessment and redevelopment, reductions in health and welfare threats will be directly beneficial to the disproportionately affected, underprivileged residents, helping to address the environmental justice issues these brownfields present. Threats

to residents will be mitigated by completing site assessments designed to identify the nature and extent of contamination, followed by direct remediation and redevelopment to reestablish site control through engineering and/or institutional controls. The redevelopment of priority brownfields will also lead to mitigation of nonpoint pollution sources and illicit discharges to surface waters, improving water and sediment quality in the Grand River. This will result in reduction of contaminants, improving aquatic life and allowing for additional fishing and recreational activities. Assessment of soil, groundwater and soil gas may also lead to environmental cleanup of these media, which will reduce future contamination exacerbation issues.

By removing the blighted chemical silos at the **STP Products** site and redeveloping the site into a light industrial facility, the City will eliminate a safety hazard (from blighted structures) and the health threats to the nearby sensitive population. Assessing the **Richmond Street Triangle** site and redeveloping it into a light industrial facility will also eliminate health threats from soil, groundwater, and soil gas contamination to the nearby residents and reduce contamination to the adjoining Grand River. Opening of a new light industrial firm at these sites will also help provide high-paying manufacturing jobs to the nearby impoverished residents.

By redeveloping the vacant **265 North State Street** property into a Hispanic community center and a culinary business incubator, the City will remove a safety threat of this vacant structure to the nearby school, church, and daycare facility, and will also remove the health threats from soil, groundwater, and soil contamination from the underground storage tanks at this site. The community center will help anchor further development in this Hispanic community.

Redeveloping the **State and Washington** site into a mixed use development with residential and downtown commercial space will eliminate blighted structures at this site and will reduce health threats of contamination to nearby sensitive populations (women of child-bearing age) and will also reduce contamination to the nearby ecologically important Grand River.

4.b. Economic and Community Benefits

Each successful redevelopment will have the following positive economic impacts:

- Removal and/or redevelopment of the abandoned commercial and industrial sites located within the target communities will reduce the negative impact on home values, boost tax revenues, and reduce the financial strain on the City's protective forces (police and fire) caused by the need for increased monitoring of these facilities.
- Redevelopment will provide opportunities for high-tech businesses that will bring high-paying jobs. These jobs, along with entertainment venues and educational institutions, will recruit young professionals to work and live in Painesville.
- Transitioning brownfields to mixed-use opportunities in the downtown area will create entertainment and dining venues, bring residents to the urban core, and help achieve a primary Comprehensive Plan objective of creating a vibrant, active downtown community.
- With new job opportunities, Painesville residents will once again be able to support their families and invest in their communities, improving living conditions in struggling neighborhoods and the community while increasing both the income and property tax bases.

The Comprehensive Plan calls for improving connectivity through Painesville's neighborhoods, downtown area, and parks by adding or improving walkways, bike paths, streetscapes, and greenspace. The City and its partners are promoting greenspace and connectivity elements in the redevelopment projects, which are established outcomes.

5. Programmatic Capability and Past Performance

5.a. Audit Findings

The City has had no adverse audit findings with management of any Federal, State, or local grants.

5.b. Programmatic Capability

The City's staff has successfully managed two EPA Assessment Grants and numerous other Federal and State grant and loan programs. The staff has the technical, administrative, and accounting capabilities and management systems in place to successfully manage the grant project.

The City will retain an experienced, competent environmental consultant(s) to conduct the environmental assessments and assist with project tracking. The environmental consultant(s) will be retained using a Qualifications-Based Selection Process that complies with federal procurement regulations (40 CFR §31.36). The selected consultant(s) will be experienced in all aspects of EPA Assessment Grant management and have extensive experience with, and understanding of, the Ohio VAP and BUSTR.

The City's staff members who will work on this grant project comprise a dedicated team that brings the following relevant brownfield redevelopment experience to the project:

Ms. Cathy Bieterman will serve as Project Director. Ms. Bieterman has been the Economic Development Coordinator for the City since 2005. She has managed the City's 2008 and 2014 EPA Assessment Grants, Clean Ohio grants, a FEMA PDM Grant, the City's CDBG program, a U.S. DOE grant, a Cleveland Foundation grant, and several community grants. Prior to coming to Painesville, Ms. Bieterman was the President and CEO of the Streetsboro Chamber of Commerce, where she administered several regional grants. Ms. Bieterman will be responsible for handling day-to-day activities associated with implementing the project Work Plan.

Mr. Andy Unetic, City Finance Director, will help coordinate the grant and can immediately step in as Project Director, if needed. He has over 8 years of experience in grant management (including brownfields grants) and legislative support and has been actively involved in the finances and management of the City's Clean Ohio grants, U.S. DOE grant, FEMA PDM grant, Ohio Public Works Commission grant, Water Pollution Control Loan Fund, U.S. Fund 594 grant, and the City's CDBG grant. He is currently the lead City staff member for all grant financial operations and distributions, and he reviews all quarterly reports submitted by the City for these grants.

Mr. Russ Schaedlich will serve as Planning Coordinator for redevelopment projects associated with the priority sites. Mr. Schaedlich has been the City Planner for Painesville since 2007. He has been involved in the management of several grant projects, including the City's 2008 EPA Assessment Grant, Clean Ohio grants, a FEMA HMGP Grant, the City's CDBG program, and several community grants. Prior to coming to Painesville, Mr. Schaedlich was the Township Administrator in Concord Township for 11 years, where he administered several grants. Mr. Schaedlich will be responsible for assisting Ms. Bieterman with implementing the project Work Plan.

In the unlikely event of staff turnover, the depth of the staff on the City's project team will allow for uninterrupted project operation and a seamless transition to other experienced members. Should Ms. Bieterman be unable to serve as the Project Director, Mr. Unetic will immediately assume the role and responsibilities.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The number of brownfield sites identified, the number of HMAs, Phase I ESAs, and Phase II ESAs completed, the total acres of land assessed, the total acres made ready for reuse or acres of greenspace for the community, the number of jobs created, the amount of leveraged funding, and

the number of community meetings held will be tracked and measured by the City's Economic Development Department; the environmental consultant will assist with record keeping. The City's GIS and ACRES database will be utilized to record the acres of land assessed, locations of identified brownfields, locations of assessed brownfields, locations of redeveloped sites, and the number of jobs created. Project success will be evaluated by whether the following goals are met: identification of 20 new brownfield sites and addition to the inventory, completion of 11 Phase I ESAs, 4 HMAs, 6 Phase II ESAs, and 4 cleanup plans, and 3 community meetings held (at least one meeting per year). Progress will be measured quarterly and documented in quarterly reports. If project goals are not being met, a meeting will be conducted between the City and the environmental consultant to discuss the reasoning for shortcomings and potential challenges to the project approach.

5.d. Past Performance and Accomplishments

5.d.i. Currently or Has Ever Received an EPA Brownfields Grant. The City received a FY2008 USEPA Brownfields Assessment Grant for \$200,000 (hazardous substances) and a FY2014 Assessment Grant (\$200,000 hazardous substances and \$200,000 petroleum).

1. Accomplishments. The City has used its two grants to conduct ten Phase I ESAs, five HMAs, seven Phase II ESAs, and one cleanup plan on 12 different sites. Over 18 acres were assessed and by 2018, over 30 new jobs will have been created as a direct result of the redevelopment of assessed sites. The City used the FY2008 grant funds to assess the former Lake East Hospital site, which was subsequently remediated and demolished through the City's leveraged use of Clean Ohio Assistance and Revitalization Fund grants (\$2,395,000). A mixed commercial and residential development is planned for this shovel-ready site in the Downtown District. FY2008 grant funds were also used to assess a vacant hotel property in the Downtown District. The City used \$350,000 of City funds and \$300,000 from local grant sources demolish the blighted building in 2014. The City used FY2014 grant funds to conduct an HMA of the building and a Phase II ESA of the property at the Federico Tire site. The property owner wanted to demolish the vacant garage building on this site so he could expand his tire sales and repair business. During removal of the building foundation, two underground storage tanks were found. The City used grant funds to conduct Phase II ESA and remove the tanks. A No Further Action (NFA) letter from BUSTR was issued for the site. The City used grant funds to assess a building that had been vacant or underutilized for 20 years and help redevelop the site as a trucking company with private investment of \$75,000 and the creation of 10 new jobs. Working with the Lake County Land Bank, that owned the property, the City used grant funds to conduct Phase I and Phase II ESA, and an HMA of a site occupied by four blighted buildings. Concord Road Equipment, a company located on adjoining site is going to demolish the blighted buildings and build an expansion on the site that will add 15 new jobs. These successes demonstrate the City's ability to stretch and leverage grant dollars to spur revitalization in the targeted areas.

2. Compliance with Grant Requirements. The City complied with the grant work plans and expended all of the funds for the FY2008 grant within the three-year grant period (started October 2008 and ended September 2011). The FY2014 grant period started in October 2014 and will end in September 2017. The Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database entries for all sites assessed with both grants are up to date. In its first two years of the FY2014 grant, the City has expended approximately 60% of the funds. The City expects to expend the remainder of the funds by mid-2017 on HMAs and Phase II ESAs at two sites, one of which is located in the Downtown District. The City has made progress on creating a brownfields program and redeveloping sites, but it needs additional Assessment Grant funds to continue the revitalization of the Northern Railroad Corridor and the Downtown District.

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Painesville, Ohio

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated Public Funding for Brownfields

Page Number(s): 9

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	7, 8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9, Appendix A
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	1, 4

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Director

December 12, 2016

U.S. Environmental Protection Agency, Region 5
ATTN: Matthew Didier
77 West Jackson Blvd., Mail Code SE-7J
Chicago, IL 60604-3507

RE: City of Painesville Community Wide Assessment Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA's support for the City of Painesville (City) Community Wide Assessment Grant Proposal. The City is applying for a community wide assessment grant totaling \$300,000. We have worked with the City in the past and hope to provide support under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the City is requesting under their community wide assessment grant proposal will be used to build upon past successes administering assessment grants and continue its brownfield revitalization efforts. Situated along the Grand River and heavy railroad lines the City once supported industry such as foundries, mills, auto repair and manufacturing. The City has identified their West Side neighborhood and Business Corridor for redevelopment due to proximity of vacant brownfields properties to low income and high poverty areas. Building upon past success from a FY2014 assessment grant and experience with other grants and revolving loan fund programs, the City will seek to leverage funding sources for further assessment and cleanup activities. Additionally, the City will contribute in-kind services to ensure success of their brownfield program.

We look forward to working with the City of Painesville and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285 or via e-mail at Martin.Smith@epa.ohio.gov.

Sincerely,

Martin Smith, Manager
Ohio Environmental Protection Agency
Voluntary Action Program

cc: Cathy Bieterman, Economic Development Director, City of Painesville
Rod Beals, Ohio EPA, DERR/NEDO



Department of Commerce

Division of State Fire Marshal
John R. Kasich, Governor
Jacqueline T. Williams, Director

December 5, 2016

Joe Dufficy
U.S. EPA Brownfield Contact, Region 5
Community and Land Revitalization Branch
77 West Jackson Boulevard
Mail Code SM-7J
Chicago, IL 60604-3507

Subject: Letter of Support for City of Painesville - USEPA Community Wide Brownfield Assessment Grant proposal

Dear Mr. Dufficy:

This letter acknowledges that the City of Painesville has notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the \$300,000 grant proposal for a community-wide brownfield assessment for petroleum and hazardous waste. Focus properties have been identified in the City's West Side neighborhoods and Business Corridor. Many of these areas contain former gasoline service stations or other sites with possible petroleum contamination. These targeted properties are within areas of concentrated poverty and unemployment. The grant will build on the work started with the FY2014 USEPA Assessment Grant and will help to redevelop these areas into businesses that provide opportunities for the neighborhood residents, provide economic opportunities and preserve urban greenspaces.

I am pleased to offer BUSTR's support for City of Painesville's Community Wide Brownfield Assessment Grant proposal. We look forward to working with the City of Painesville and the U.S.EPA on this project.

Sincerely,

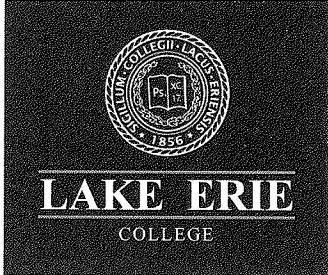
A handwritten signature in black ink, reading "Verne A. Ord".

Verne A. Ord
Assistant Chief – BUSTR
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Cathy Bieterman, City of Painesville

Attachment A

Documentation of Committed Firm Leveraged Resources



December 12, 2016

Ms. Cathy Bieterman
Economic Development Director
City of Painesville
7 Richmond Street
Painesville, OH 44077

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Ms. Bieterman:

Lake Erie College is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. This project will address important issues of economic development, health and environment in the City.

We believe the grant would provide an outstanding opportunity for partnership with our Biology – Environmental Science Concentration major. Students in the Bachelor of Science program are required to take our BI 104 Introduction to Environmental Science and BI 225 Environmental Management courses among other classes to prepare them for a career in environmental science. Our Environmental Science program and the brownfields program appear to be a perfect match; our students could partner with you and your environmental consultants to the benefits of all parties. Based on our understanding of the program, we foresee these ways that our students can participate:

- Provide historical and database searches to determine past used of brownfields;
- Assist with identifying and developing brownfield redevelopment/re-use alternatives; and
- Design and build a display of the brownfield redevelopment process to present at community meetings and events.

We believe our students could add value and significant contributions to this project through the above activities. While the value is dependent on the number of students enrolled in the classes, we expect to contribute at least 100 hours of effort per semester. We believe this would be a “win-win” situation where the City of Painesville receives assistance with its brownfield program and our students gain valuable experience and networking opportunities. We look forward to working with you on this exciting project!

Sincerely,

Brian D. Posler, PhD
President

Attachment B

Letters of Commitment from Community Organizations



Eastern Lake County
Chamber of Commerce

One Victoria Place, Suite 265A
Painesville, Ohio 44077

Ph: 440-357-7572

Fax: 440-357-8752

www.easternlakecountychamber.org

December 9, 2016

Ms. Cathy Bieterman
Economic Development Director
City of Painesville
7 Richmond Street
Painesville, OH 44077

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Ms. Bieterman:

The Eastern Lake County Chamber of Commerce is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Eastern Lake County Chamber of Commerce is a voluntary partnership with over 680 members of business and professional people working together to build a healthy economy and improve the quality of life in the Eastern Lake County area. For more than 110 years, we have promoted economic growth and prosperity in Eastern Lake County and throughout the area, as well as served as an advocate for business. Our members, Board of Directors, and strong relationships with our local, State, and Federal leadership provide our team the power and credibility to make calls and connect people. We work hard to keep our membership informed so that they can make the best decisions for their businesses and families.

We will assist the City of Painesville with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

Kathleen Obrenski, Office Administrator
Eastern Lake County Chamber of Commerce



Building Futures Preserving History

December 5, 2016

Ms. Cathy Biertman
Economic Development Director
City of Painesville
7 Richmond Street
Painesville, OH 44077

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Ms. Biertman:

The Downtown Painesville Organization is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. This project will address important issues of economic development, health and environment in our City.

Founded in 2007, the Downtown Painesville Organization is a 501c3 non-profit revitalizing Painesville's historic core via the Ohio Main Street Program. Our mission statement is "working together to preserve, protect and rebuild downtown Painesville into a vibrant, diverse, cosmopolitan area where people of all walks of life can work, play and live." We believe that the grant program fits well with our mission.

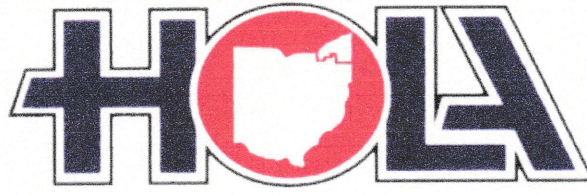
This grant is important to us because of the limited space we have as an urban community. Being surrounded by low income residences also makes reinvestment in downtown properties challenging. The Downtown Painesville Organization has played an active role in the re-use of several Brownfield sites in collaboration with the City and we are looking forward to continuing this partnership.

We will assist the City of Painesville with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We will also work to ensure that the grant resources are maximized with additional private financing for clean-up and redevelopment. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create a vibrant place to work, play, and live.

Sincerely,

David Polakowski,
Executive Director

Mission: To build a strong future
while preserving our historic past.



December 5, 2016

Ms. Cathy Bieterman
Economic Development Director
City of Painesville
7 Richmond Street
Painesville, OH 44077

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Ms. Bieterman:

HOLA is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

HOLA is a grassroots organization that works to unite and involve the Latino community of northeast Ohio. Our mission is to organize and advocate for the Latino community, while encouraging civic engagement on issues that widely affect the Latino community. The Assessment Grant would revitalize impoverished neighborhoods and provide the opportunity for quality employment in the City.

We are committed to working with the City of Painesville to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project in our meetings.

Sincerely,

Veronica Isabel Dahlberg
Executive Director
HOLA Ohio
PO Box 3066
Ashtabula, Ohio 44005
(440) 812 - 4626
veronicadahlgberg@gmail.com



Lake Metroparks
Administrative Offices
11211 Spear Road
Concord Twp., Ohio 44077

440-639-7275
440-639-9126 fax
lakemetroparks.com

Lake County Probate Judge
Mark J. Bartolotta

Board of Park Commissioners
Gretchen Skok DiSanto
Frank J. Polivka
John C. Redmond, CPA

Executive Director
Paul Palagyi

December 12, 2016

Ms. Cathy Bieterman
Economic Development Director
City of Painesville
7 Richmond Street
Painesville, OH 44077

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Ms. Bieterman:

The Lake Metroparks is pleased to support the City of Painesville's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that the grant funds will be used to conduct environmental assessments that will eventually lead to the cleanup and redevelopment of contaminated brownfields in the City.

Lake Metroparks was formed in 1958 to conserve and preserve the natural resources of Lake County. The park district encompasses a total of 37 parks and 8,900 acres. Our priority is to continue to provide the citizens of Lake County and the broader region with the clean, safe and outstanding parks and outdoor education programming that they have come to expect from their Lake Metroparks. Lake Metroparks' Beaty Landing is a 93-acre wooded park along the Grand River in walking distance from downtown Painesville. Also within walking distance of downtown is the northern terminus of our Greenway Corridor, a 4.8-mile paved trail linking the City of Painesville with two neighboring communities.

We will assist the City of Painesville with the Assessment Grant project by providing input on protection of the City's natural resources and greenspace. We support the City's efforts and look forward to our continued partnership to reduce brownfields and protect the health and environment of our community.

Sincerely,



Paul Palagyi
Executive Director



Ohio State University Extension

Lake County
99 East Erie Street
Painesville, OH 44077-3907

Phone (440) 350-2582
Phone (440) 918-2582
Phone (440) 298-3334 ext. 2582
<http://www.lake.osu.edu>
Fax (440) 350-5928

December 13, 2016

Ms. Cathy Bieterman
Economic Development Director
City of Painesville
7 Richmond Street
Painesville, OH 44077

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Ms. Bieterman:

As the Director of the Ohio State University Extension Lake County, I am pleased to provide this letter in support of the City of Painesville's application for a USEPA Brownfields Assessment Grant. This project will address important issues of economic development, health and environment in the Painesville.

The OSU Lake County office has been in existence since 1917. We are in the business of providing education to the citizens on a variety of topics including: horticulture, agricultural, natural resources, family and consumer sciences, nutrition, and 4-H youth development, and Great Lakes education. Our Extension educators, specialists, and program assistants enhance communities by working with current and emerging community leaders, elected and appointed officials, community agencies and schools, and business communities.

We will assist the City of Painesville with the Assessment Grant project by offering our expertise on the appropriate re-use of site materials and landscaping to retain the natural habitat of the region and enhance sustainability. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and revitalize Painesville into a sustainable community of the future.

Sincerely,

Lisa Siciliano-Miller MSSA, LISW-S
The Ohio State University,
Lake County Extension
Extension Director
FCS and 4-H Educator
99 E. Erie Street
Painesville, Ohio 44077
440-350-2268
Miller.4209@osu.edu



THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

Applicant Eligibility

The City of Painesville, Ohio is a general purpose unit of local government in the State of Ohio.

Letter from State Environmental Authority

Letters from the Ohio Environmental Protection Agency (OEPA) and the Ohio Bureau of Underground Storage Tanks (BUSTR) are attached to the cover letter.

Community Involvement

The City of Painesville has an established culture of community involvement. The development of the 2005 Comprehensive Plan is a prime example of Painesville's community participation. More than 500 engaged residents helped determine the community's vision through participation in public meetings, online and paper surveys, interviews, and discussion forums to collect ideas and develop detailed recommendations. Eighteen citizen volunteers served on the steering committee to incorporate the community input into the final Plan. The City uses this successful model to incorporate community involvement into past Assessment Grant programs and will apply it with residents in the Northern Railroad Corridor and the Downtown District during the proposed Assessment Grant project.

The Engagement Plan for involving the affected community will include three primary efforts: 1) notification of Grant award, and 2) a "kick-off" meeting and initial outreach, and 3) on-going education and communication. Painesville's residents rely on local newspapers, radio stations, and the City's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the Lake County News Herald, the Cleveland Plain Dealer, the Painesville Magazine, and the Speaking of Painesville Newsletter. The City will also place advertisements on local radio stations (WABQ – 14600 AM) and the local Public Access Television Station (Channel 12), to reach residents at every educational level and those without internet service.
- Notifying the key community-based organizations that will have an active role in the project. Several of the organizations that the City has partnered with will publish notification about the grant award on their websites and in their newsletters. Because 25% of Painesville's population is Hispanic (*2014 American Community Survey 5-Year Estimates*), the community-based organization, HOLA, will assist with translation services and notifying the Hispanic community.
- Posting notification of the award and EPA Brownfield Program information on the City's website, Facebook page, and Twitter feed in English and Spanish.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the key organizations, as well as community and environmental organizations, educational institutions, and the general public. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City's website, and Facebook page, and Speaking of Painesville newsletter.

Thirdly, the City will communicate progress to the community members by developing and hosting a brownfield workshop and by providing regular updates through media. The brownfield workshop will be developed in coordination with supporting City Departments and community

partners. The Ohio EPA, BUSTR, and USEPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the progress of the City's Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.

Site Eligibility and Property Ownership Eligibility

The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.

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Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Painesville, Ohio

* b. Employer/Taxpayer Identification Number (EIN/TIN):

34-6002139

* c. Organizational DUNS:

0823400270000

d. Address:

* Street1:

7 Richmond Street

Street2:

* City:

Painesville

County/Parish:

* State:

OH: Ohio

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

44077-3222

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Cathy

Middle Name:

* Last Name:

Bieterman

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

440-392-5795

Fax Number:

* Email:

cbieterman@painesville.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY2017 City of Painesville EPA Brownfield Assessment Grant Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

OH14

* b. Program/Project

OH14

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Cathy

Middle Name:

* Last Name:

Bieterman

Suffix:

* Title:

Economic Development Director

* Telephone Number:

440-392-5795

Fax Number:

* Email:

cbieterman@painesville.com

* Signature of Authorized Representative:

Cathy A Bieterman

* Date Signed:

12/22/2016